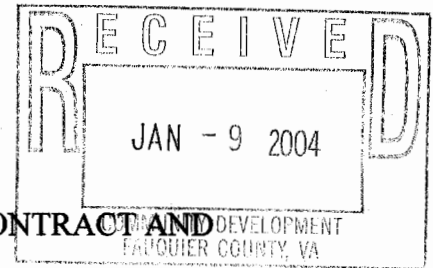


STATEMENT OF JUSTIFICATION

**MARY ANN AND SCOTT ROBERTSON, OWNERS UNDER CONTRACT AND
APPLICANTS
PIN # 6990-14-0393**



I. The subject property is located within the Cedar Run Magisterial District, Fauquier County, Virginia, located at 11404 Green Road (State Route 674), consisting of 13 acres(10.28 acres with a boundary adjustment currently being filed of approximately 3 additional acres), currently zoned Rural Agricultural and is located within the Southern Fauquier Agricultural and Forestal District. The purpose of this special exception request is to permit a business of a boarding kennel offering boarding to pets, grooming, indoor obedience training, and doggy daycare. Approximately 2 acres will be the primary area of activity for the kennel business.

A. Type of Operation

- 1) Boarding of pets
 - a) Stage 1 will operate out of existing Barn 1. Stage 2 will operate out of existing Barn 2
 - b) Stage 1 will consist of 20 suites (6ft x 7ft), 34 runs (5ft x 6ft), and 20 cat enclosures.
 - c) Stage 2 will consist of 14 additional suites and 20 additional runs.
 - d) Stage 2 is projected to begin in 2006.
- 2) Grooming will be offered 1 day a week to start and increased with demand.
- 3) Training classes will be offered four times a year with a maximum class size of 10 dogs for 10 weeks.
- 4) Daycare will be offered for a maximum of 20 dogs.
- 5) Offer pet supplies and food to clients.

B. Hours of Operation for the Public

Monday thru Friday the hours will be 8 am to 11 am and 4 pm to 7 pm. The Saturday hours will be 8 am to 11 am. The Sunday hours will be 1 pm to 8 pm. Special arrangements for pickup or drop off will be allowed in hardship cases.

C. Traffic Impact

- 1) Boarding clients = 15 trips/day
More trips around the weekends than mid week
- 2) Grooming Clients = 4 trips/day
- 3) Daycare Clients = 7 trips/day Mainly morning and evening
- 4) Training Clients = 1 trip/day Mainly in the evening or on weekend
- 5) Average number of trips/day = 27 trips

D) Proposed number of employees

We will have 4 full time employees and 4 part-time employees.

E) Qualifications of Applicants

Mary Ann Robertson has a Bachelors of Science from Va Tech. She has worked for Veterinarian hospitals that boarded animals for approximately 7-8 years. She is currently working in a Veterinarian hospital that does hospitalization and has been there for 4 ½ years. She is the assistant manager and bookkeeper. She is also enrolled in a certification program as a dog trainer and is a member of the American Boarding Kennels Association. Scott Robertson also has a Bachelors of Science in Animal Science from Va Tech and is a member of the American Boarding Kennels Association. He has worked in a Veterinarian hospital that boarded animals for 3 years and is currently a project manager for a water company. He will oversee the renovation of the facility.

F) General Areas Served by the Use

There is a large need in the county for additional boarding space. This will prevent our residents from having to drive out of the county to board their pets. There are also people coming into the county for the country atmosphere and also because of a lack of boarding facilities in their area. We are within a 30 mile radius of four towns, Warrenton, Culpeper, Fredericksburg, and Manassas.

G) Appearance

The kennel will use the existing structures to maintain the farm appearance. We plan to add a 20'x 58. 5' covered area to the side of Barn 1 for picnics and to exercise the dogs in inclement weather. Additional fencing will be added for exercise areas.

H) Conditions Requested by Applicant

- 1) Boarding of animals, not to exceed 100 dogs.
- 2) Daycare, not to exceed 20 dogs.
- 3) Hours of operation
 - 8am to 11 am Monday thru Saturday
 - 4 pm to 7 pm Monday thru Friday
 - 1 pm to 8 pm Sunday
- 4) Dogs will have availability to exercise areas 7 am to 9pm Monday thru Sunday.